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REALTEC LISTING  
**FOR SALE/LEASE**

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES



**3819 ST VRAIN ST.**  
EVANS, COLORADO

**BUILDING SIZE:** 11,169 SF

**LOT SIZE:** 5.13 ACRES

**SALE PRICE:** \$1,425,000  
(\$127.59/SF)

**LEASE RATE:** NEGOTIABLE

**ZONING:** COMMERCIAL

**FEATURES:**

- 5 acres of land for distribution with great truck access.
- Close proximity to highway 85
- One (1) 14' Overhead door
- Fenced yard

**Mark Bradley, CCIM**  
970.227.2511  
mbradley@realtec.com  
www.realtec.com

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